

**MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
CITY HALL – COMMUNITY ROOM
AUGUST 14, 2024 – 6:30 P.M.**

The Farmington Hills Historic District Commission meeting was called to order by Chair Tulas at 6:30pm.

Members Present: Klemmer, Tulas, Thomson, Trafelet, Olson, Paulson, Howard.

Members Absent: None.

Others Present: Kris Canty (Planning & Community Development Department), Valerie Knol (Farmington Hills City Councilwoman), Brian Moran (Deputy Director of Specialty Services - City of Farmington Hills), Adrianna Melchior (Hubbell Ruth and Clark - HRC), and Tim Loughrin (Robertson Homes).

APPROVAL OF AGENDA

Motion by Trafelet, support by Klemmer.

MOTION CARRIED 7-0.

NEW BUSINESS

- A. Certificate of Appropriateness 24-4
Historic District: HD #508 — Spicer House
Location: 24711 Farmington Road
Owner: City of Farmington Hills / Special Services Department
Proposal: Replacing the gutters to complete the roofing project.

The roof is near completion. Now that the new roof has been installed, the gutters need attention. The bracket supports and overall gutter installation will replicate those original pieces. Chair Tulas inquired about the work to be done on the stucco. These plans have not yet been determined. Jim Paulson inquired about the timeline to completion for the gutter installation, but this was not yet known. Certificate of Appropriateness, as it is supported by Secretary of Interior Standards #2, #5 and #9.

Motion to approve by Klemmer, support by John Trafelet.

MOTION CARRIED 7-0

- B. Certificate of Appropriateness 24-5
Historic District: HD #507 - Sarah Fisher Homes
Location: 27400 Twelve Mile Road
Applicant: Tim Loughrin. Robertson Homes.
Owner: Evangelical Homes of Michigan.
Proposal: To amend the approved Notice to Proceed for the Sarah Fisher Property. The first amendment provided for removal of all buildings except the Chapel. The amendment seeks to slightly modify the design of the building.

Brian Moran from Robertson Homes presented an update to the site plan – most notably that the entire space will now be single family (75) detached condominiums. The initially proposed assisted living facility is no longer part of the proposal. The entry wall, historical marker, and entry gates will continue to be preserved. The chapel will be a more central focus in the new project.

Chair Tulas inquired about the preservation of materials that are being removed from the structures to be destroyed.

Brian presented that reincorporating these old elements into new construction would be difficult to utilize.

Ken Klemmer inquired about the timeline for groundbreaking and Brian suggested that next summer might be an option to start demolition.

Jim Paulson inquired about the phasing of the project. Brian did not have a definitive plan for the project phasing.

Steve Olson inquired about the exact nature of the certificate application. Brian explained that the intention is to preserve the building exterior as it stands with the most substantive change coming to the interior wall that is now to be an exterior entrance. The existing windows would be changed.

It was suggested that some of the public space could pay homage to the original intent and work of the Sarah Fisher property.

Motion to approve the Certificate of Appropriateness, as submitted making note of the conceptual illustration of the chapel and chapel gardens with the suggestion that consideration be given for reuse of the chapel windows and understanding that this commission will see fully rendered drawings at a future date. The gate, entrance wall, and historic marker will be preserved. Motion made by Olson, support by Ken Klemmer.

MOTION CARRIED 7-0.

OLD BUSINESS

None.

POINTS OF INTEREST / UPDATES

Cemetery Work Updates

John and Steve walked the Utley cemetery and flagged sites for restoration. There will be more work needed in future years. Work dates will be forthcoming for the fall to bring volunteers to the site.

Motion to approve the utilization of up to \$10,000 from the HDC budget to pay for headstone restorations based upon the prioritization of markers needing attention made by Steve Olson, support by John Trafelet.

Motion carried 7-0.

Nehemiah Hoyt House Updates

The city is continuing to issue tickets to the homeowner. Judy Fletcher is now the person from the city who is overseeing this work. The city can move in to put in a tarp on the house, but it would take a court order. The taxes have been paid and are current.

Mid-Century Modern Update

Jim Paulson and Marleen Tulas met with a homeowner (Craig Kellman) in Holly Hills who has a Tobocman home. The homeowner has drawings of the house and gave the commissioners a tour. Both commissioners think it was worth pursuing an historic designation for the home. The homeowner is interested in pursuing this pathway.

Steve Olson encouraged a follow-up meeting with the house (Mark Case and Brian Zack) originally being considered in the same neighborhood by the commission.

Spicer House Roof Update and Next Steps

Nothing new to add here beyond the COA application.

CORRESPONDENCE

None Received.

PUBLIC COMMENT

None

COMMISSIONER COMMENTS

TULAS: None.

KLEMMER: None.

THOMSON: None.

PAULSON: None.

TRAFELET: None.

OLSON: Steve Olson is going to resend the list of historic properties that commissioners have agreed to report back on regarding their condition.

HOWARD: Emily Howard reported on her work developing the West Cemetery tour and installation of benches.

APPROVAL OF MINUTES – (JUNE 12, 2024)

Motion to approve minutes made by Klemmer with changes (remove letter “s” from Owners in Others Present section and change “Can these money” to “Can this money” under the New Business section), supported by Trafelet.

MOTION CARRIED 7-0

ADJOURNMENT

Motion to adjourn the meeting made by John Trafelet, supported by Jim Paulson.

MOTION CARRIED 7-0